



DEDICATED SERVICE YARD

M UNIT 4

Willows, Downend Rd,
Bristol, Gloucestershire,
BS16 5UJ

Local Occupiers Include



DESCRIPTION

The Willows shopping arcade, facing the A432 Badminton Road, is the prime retailing destination in the Bristol suburb of Downend. The Co-Op Foodstore is the anchor tenant of The Willows, which drives heavy footfall to the site, as well as other notable retailers in the vicinity including Sainsburys, TUI and St Peter's Hospice.

UNIT SIZE

Total Area: 976 sq.ft (91 sq.m).

RENT

£21,000 + VAT per annum.

BUSINESS RATES

Rateable Value: £14,500.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £1,100 + VAT.

Insurance: TBC.

ENERGY PERFORMANCE

EPC rating C. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



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Retail Units On-Site



200

Free Parking Spaces
inc: rapid EV chargers



36,031 sq.ft

Total Area



What Three Words

pink.means.lake



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Viewing
Strictly via prior appointment

